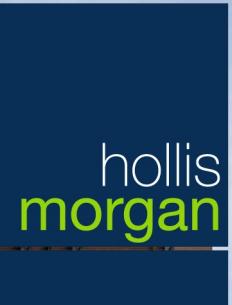


estate agents **auctioneers**



15, Jessop Court Ferry Street, Bristol, Somerset, BS1 6HW

£269,950

A great 2 bedroom apartment with parking ideally located on the Harbourside

- Harbourside location
- Large reception room
- Separate kitchen
- Two double bedrooms
- Allocated parking space
- New double-glazed Velux windows fitted March 2025

#### **The Property**

Ideally positioned in the vibrant and ever-popular Harbourside area, this spacious third-floor apartment offers easy access to the city centre while enjoying the charm of waterside living.

Beautifully presented in neutral tones, the apartment welcomes you with a bright and inviting hallway that flows seamlessly into a generously sized reception room. From here, enjoy captivating views of the nearby river, a perfect backdrop for relaxing or entertaining.

Adjacent to the reception room, the well-appointed kitchen features sleek white wall and floor units, complemented by rich brown worktops, double ovens and an electric hob. A Velux window floods the space with natural light, creating a bright and airy atmosphere.

The property boasts two well-proportioned double bedrooms, one of which benefits from built-in wardrobes, offering ample storage. The bathroom is fitted with a classic white three-piece suite, including a WC, pedestal basin and bath.

Additional storage can be found in the hallway, providing practical space for day-to-day living. Completing the property is a designated parking bay, an invaluable feature in this prime location. This is an ideal home for those seeking comfort, convenience, and a touch of Harbourside charm.

#### **Location - City Centre**

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

#### **Other Information**

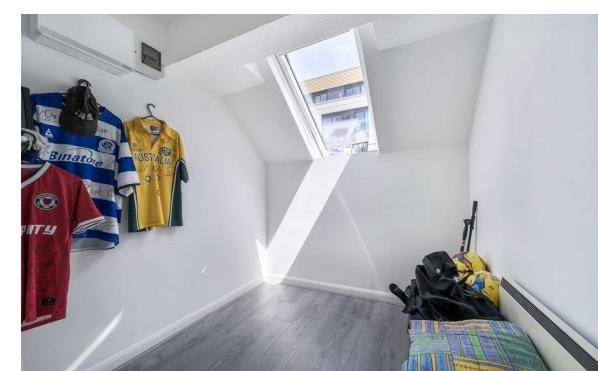
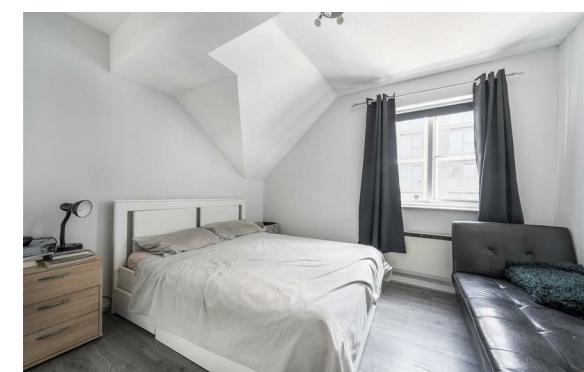
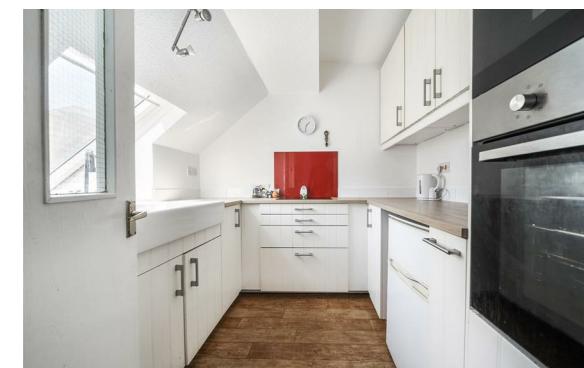
Leasehold: 999 from 1 April 1987

Management Fee: £208 pcm inclusive of water rates

Council Tax Band: B

#### **Please Note**

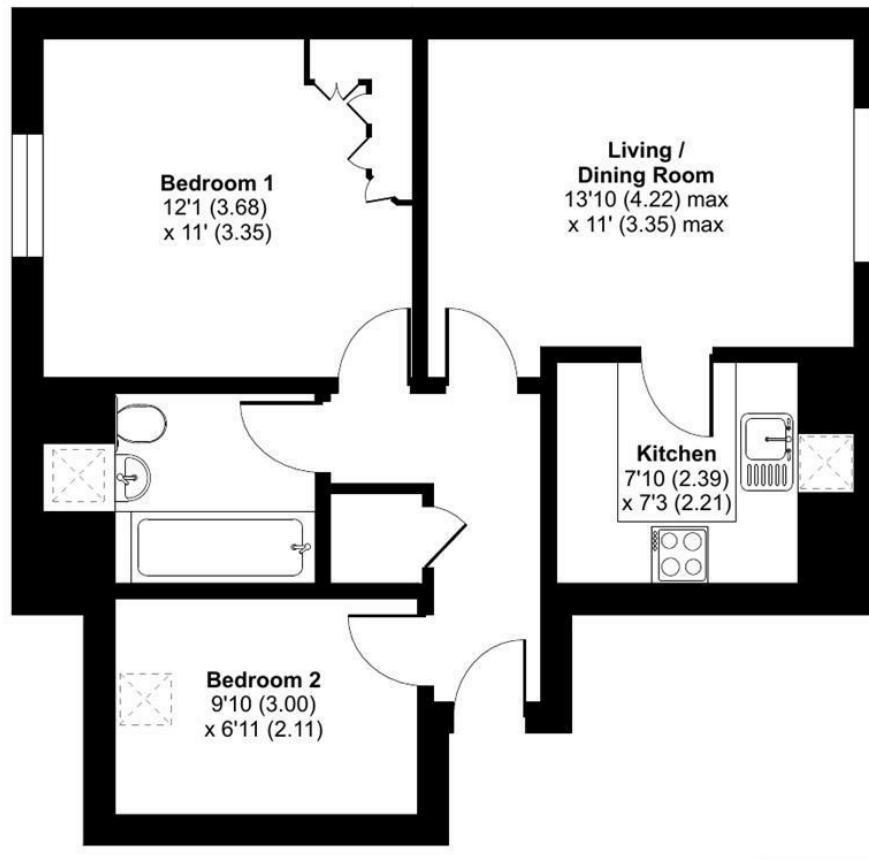
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# Jessop Court, Ferry Street, Bristol, BS1

Approximate Area = 543 sq ft / 50.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/81/EC			
England & Wales			

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